

ZONING BOARD DOCKET

September 13, 2006

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The following applications will be heard in the City Hall Council Chamber on Wednesday September 13, 2006 at 6:30 p.m.

WARD 1

IDELLE DRESS 69 COMMUNITY DRIVE CRANSTON RI 02905 (OWN) AND CHAMPION PATIO ROOMS 15 CENTER OF NEW ENGLAND BLVD COVENTRY RI 02816 (APP) have filed an application for permission to build a 15' X 15' three seasons room addition including a 5' deck to an existing legal non-conforming single family dwelling with restricted front and side yard set back at 69 Community Drive. AP 4, lots 91, area 6,600+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. No attorney.

CHERYL BREADY AND SAYED NAJEM C/O MARK CHARLSON ESQ. 928 PARK AVENUE CRANSTON RI 02910 (OWN/APP) have filed an application for permission to build a 10' X 20' carport to an existing legal non-conforming single family dwelling with restricted frontage and side yard setback at 1 Sefton Drive and build a 14' X 20' two-story addition and a 14' X 20' carport addition with a patio to an existing single family dwelling with restricted side and rear yard set back at 2 Sefton Drive. AP 2/2, lots 3107 & 3924, area 23,038+/- SF, zoned A-12. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120

Schedule of Intensity, 17.20.080 Street Access, 17.20.070 More Than One Dwelling Structure on any Lot Prohibited, 17.60.010 Accessory Uses, 17.20.040 Conformance to District Regulations Required. Attorney Mark Charlton.

WARD 2

ELIZABETH R YOUNG 53 BOXWOOD AVENUE CRANSTON RI 02920 (OWN) AND RJS ACQUISITIONS LLC 24 SALT POND ROAD SUITE C-1 WAKEFIELD RI 02879 (APP) have filed an application for permission to leave an existing single family dwelling on a proposed 6033+/- SF lot [parcel "A"] and build a new 40' x 38' single family dwelling on the remaining proposed 5843+/- SF undersized lot [parcel "B"] at 53 Boxwood Avenue. AP 5/3, lots 1391, area 11,876+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Robert D. Murray Attorney.

WARD 3

MATHEW MARCHETTI 229 FARMINGTON AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming two-family dwelling on an undersized 6400+/- sf parcel, lots [1736 & 1737] with restricted front yard setback at 229 Farmington Avenue and leave an existing legal non-conforming one-family dwelling on an undersized 4320+/- sf lot [1733] with restricted frontage, front and corner side-yard set back at 241 Farmington Avenue and build a new two-story two-family dwelling on the abutting undersized lots [1734 & 1735] on Farmington

Avenue. AP 8/4, lots 1733, 1734, 1735, 1736 and 1737, area 17,120+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.090 Specific Requirements. Robert D. Murray Attorney.

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WARD 3cont'

FRANK & ANTHONY WILLIAMS P O BOX 3519 CRANSTON RI 02920 (OWN) AND MCDONALDS CORPORATION 690 CANTON STREET WESTWOOD MA 02090 (APP) have filed an application for permission to remove an existing restaurant with drive in facility and construct a new restaurant with drive in facility and additional signage at 1099 Reservoir Avenue. AP 9/2, lots 3491, area 52,977+/- SF, zoned C-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.130 Schedule of Uses, 17.28.010 B Drive in Uses- Additional Performance Standards 17.72.010 Signs, 17.84.100 Site Plan Review, 17.88.050 Structural Alterations. Robert D. Murray Attorney.

WARD4

ALEY JADEN CAMERON LLC 6 WESTON STREET PROVIDENCE RI 02906 (OWN/APP) has filed an application for permission to leave an existing single-family dwelling with restricted front and side yard

setback on an undersized [lot 1895] and build a new 26' x 30' two story single-family dwelling on the abutting undersized [lot 1894] at 22 Shean Street. AP 17/3, lots 1894 & 1895, area 10,000+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.090 (B) Substandard Lots of Record.

Christopher F. DiPalo Attorney.

WARD 5

PATRICIA RUSSO 152 PIPPIN ORCHARD ROAD CRANSTON RI 02921 (OWN/APP) has filed an application for permission to build a 22' X 27' family accessory apartment addition to an existing legal non-conforming single family dwelling with restricted frontage, front and side yard set back at 152 Pippin Orchard Road. AP 33, lots 27, area 13,667+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.120 Schedule of Intensity, 17.24.010 (F) Accessory Family Apartment. No attorney.

ANN FLANAGAN, ERNEST A DELMONICO, LISA OKOLOWITCZ, ERNEST D DELMONICO AND ANNA A DELMONICO 10 ADIE STREET CRANSTON RI 02920 (OWN/APP) have filed an application for permission, pending minor subdivision, to leave an existing legal non-conforming single family dwelling with restricted frontage and front yard set back on a proposed 4800+/- SF undersized [lot "A"] and build a new 26' X 46' raised ranch style home with restricted front, rear and corner side yard set back on the remaining proposed 4800+/-

SF undersized [lot "B"]at 10 Adie Street.. AP 8/1, lots 876, 974 and 975, area 9600+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity. Daniel Archetto Attorney.

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OLD BUSINESS

WARD 6

BAKHSI FARYAN AND SONYA PETROSYAN 36 STAM AVENUE CRANSTON RI 02910 (OWN/APP) have filed an application Pursuant to Section 17.20.130 Dimensional Variance by the Building Official for permission to build a 10' x 20' two story addition with restricted rear yard set back to an existing legal non-conforming single family dwelling at 36 Stam Avenue. AP 15, lot 752, area 4864+/- SF, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance,

17.20.120 Schedule of Intensity. No attorney.

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WARD 5

CHERYL A MACERA 55 CLARK AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to leave an existing legal non-conforming two-family dwelling with restricted front and side yard setback on a proposed 9600+/- SF lot [parcel 1] and build a new 50' X 32' two story two-family dwelling with a detached 24' X 24' two car garage on the proposed remaining 10,159+/- SF lot [parcel 2] at 55 Clark Avenue. AP 12/2, lots 1264, 1266, 1269, 1271 & 1680, area 19,579+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No Attorney.

CONTINUED TO SEPTEMBER 13, 2006.

WARD 4

SOLID ROCK CHURCH 42 WEST STREET WEST WARWICK RI 02886 (OWN) AND OMNIPOINT HOLDINGS INC A WHOLLY-OWNED SUBSIDIARY OF T-MOBILE USA INC 50 VISION BOULEVARD E PROVIDENCE RI 02914 (APP) have filed an application for special permit to build a 90'+/- flagpole style wireless communications tower with related facilities at 1753 Phenix Avenue. AP 24, lot 4, area 4.07 acres, zoned A-80. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.76.010 Telecommunications Facilities, 17.20.030 Schedule of Uses. Ricardo M. Sousa Attorney. This

Application was CONTINUED TO SEPTEMBER 13, 2006.

WARD 5

647 OAKLAWN LLC 647 OAKLAWN AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to have additional signage than that allowed by ordinance at 1375 Park Avenue. AP 11, lots 749, 3599 and 3600, area 67,001.69+/- SF, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 Signage. Attorney John DiBona. CONTINUED TO SEPTEMBER 13, 2006.

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OLD BUSINESS Continued

WARD 6

ROBERTA A SIMONE AND DOROTHY AND UGO A CATALDI 190 CAPUANO AVENUE CRANSTON RI 02920 (OWN/APP) have filed an

application for permission to build a 24' X 36' one story family accessory apartment addition to an existing legal non-conforming single family dwelling with restricted front side and rear yard setback at 190 Capuano Avenue. AP 10/1, lot 227, area 8400+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.020 Special Use Permit, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No attorney. CONTINUED TO OCTOBER 11, 2006.

WARD4

LUSINE KHACHATRYAN 1058 RESERVOIR AVENUE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert the first floor of an existing single family dwelling into a café and the second floor into a professional office with restricted frontage and front yard setback on an undersized lot at 1058 Reservoir Avenue. AP 9/2, lot 2621, area 4500+/- SF, zoned C-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses. No attorney. CONTINUED TO OCTOBER 11, 2006.

WARD 5

V&J REALTY LLC 379 ATWOOD AVENUE CRANSTON RI 02920 (OWN) AND PAUL MITCHELL SKIN ACADEMY SCHOOL 379 ATWOOD AVENUE CRANSTON RI 02920 (APP) have filed an application for permission to operate a Paul Mitchell Skin Academy School from an existing building at 395 Atwood Avenue. AP 12/4, lot 3145, area 30,000+/- SF, zoned M-1. Applicant seeks relief from Sections;

17.92.010 Variance, 17.20.030 Schedule of Uses. Attorney Joseph Manera. CONTINUED TO OCTOBER 11, 2006.

Stephen W. Rioles

Secretary Zoning Board of Review